

## WOODRIDGE TERRACE

AS OF OCTOBER 31, 2017

## ASSETS

## CASH

1012 CASH-US BANK	11,000.86
1031 RES-US BANK	129,770.87

<b>TOTAL CASH</b>	<u>140,771.73</u>
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## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	557.51
1115 ALLOW FOR BAD DEBT	(1,500.00)
1130 DUE TO RESERVES	21,000.00
1134 PREPAID INSURANCE	4,523.00
1140 OTHER PREPAIDS	19,275.00

<b>TOTAL RECEIVABLES</b>	<u>43,855.51</u>
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<b>TOTAL ASSETS</b>	<u><u>184,627.24</u></u>
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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	5,946.10
2170 WORKING CAPITAL REF	7,800.00
2190 DUE FROM OPERATING	21,000.00

<b>TOTAL LIABILITIES</b>	<u>34,746.10</u>
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## EQUITY

<b>TOTAL EQUITY</b>	<u>149,881.14</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>184,627.24</u></u>
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WOODRIDGE TERRACE

Budget Comparison Report  
AS OF OCTOBER 31, 2017

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 ASSESSMENTS	\$26,320.00	\$26,320.00	\$0.00	\$263,200.00	\$263,200.00	\$315,840.00
5210 LATE FEE CHARGE	42.00	40.00	(2.00)	420.00	580.00	504.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	0.00
5220 COLLECTION COST REC	0.00	776.00	776.00	400.00	2,894.00	400.00
5245 INTEREST INCOME	5.00	0.85	(4.15)	50.00	10.78	60.00
5256 CLUB HOUSE INCOME	25.00	0.00	(25.00)	200.00	150.00	200.00
5450 TRANSFERS TO RESERVE	(5,284.00)	(5,284.00)	0.00	(52,840.00)	(52,840.00)	(63,408.00)
<b>TOTAL INCOME</b>	<b>21,108.00</b>	<b>21,852.85</b>	<b>744.85</b>	<b>211,430.00</b>	<b>214,014.78</b>	<b>253,596.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	11,000.00	11,000.00	13,200.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	1,064.00	600.00
7045 LEGAL COLLECTIONS	0.00	776.00	(776.00)	400.00	2,894.00	400.00
7055 AUDIT FEES	0.00	0.00	0.00	750.00	1,400.00	750.00
7060 PRINTING & COPYING	0.00	5.75	(5.75)	1,400.00	659.37	1,700.00
7062 POSTAGE	0.00	16.90	(16.90)	250.00	160.48	250.00
7090 MISC ADMINISTRATIVE	0.00	444.00	(444.00)	400.00	1,329.50	600.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,100.00</b>	<b>2,342.65</b>	<b>(1,242.65)</b>	<b>14,800.00</b>	<b>18,507.35</b>	<b>17,500.00</b>
7130 INSURANCE	3,300.00	11,768.25	(8,468.25)	33,000.00	38,330.57	39,600.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,300.00</b>	<b>11,768.25</b>	<b>(8,468.25)</b>	<b>33,000.00</b>	<b>38,330.57</b>	<b>39,600.00</b>
7230 BLDG & FACILITY RPR	300.00	101.50	198.50	3,000.00	1,177.42	3,600.00
7250 LIGHT MAINTENANCE	0.00	2,086.00	(2,086.00)	500.00	2,459.51	600.00
7260 GUTTER MAINTENANCE	3,000.00	0.00	3,000.00	6,000.00	3,600.00	6,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	1,000.00	3,248.00	1,000.00
<b>TOTAL BUILDING MAINT</b>	<b>3,300.00</b>	<b>2,187.50</b>	<b>1,112.50</b>	<b>10,500.00</b>	<b>10,484.93</b>	<b>11,200.00</b>
7322 GAS/ELECTRIC	325.00	533.46	(208.46)	4,750.00	4,019.68	5,300.00
7370 WATER/SEWER	3,900.00	8,919.38	(5,019.38)	51,371.00	41,889.13	54,736.00
7371 WASTEWATER	0.00	0.00	0.00	6,270.00	6,473.76	24,270.00
7372 SE METRO STORM	0.00	0.00	0.00	225.00	153.92	225.00
7380 TRASH REMOVAL	992.00	2,104.00	(1,112.00)	9,920.00	13,736.25	11,904.00

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AS OF OCTOBER 31, 2017PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>TOTAL UTILITIES</b>	5,217.00	11,556.84	(6,339.84)	72,536.00	66,272.74	96,435.00
7410 LANDSCAPE MAINT	860.00	1,651.00	(791.00)	7,130.00	7,690.04	7,330.00
7415 LANDSCAPE CONTRACT	2,952.00	2,923.00	29.00	29,520.00	29,230.00	35,424.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	1,800.00	0.00	1,800.00
7425 TREE PRUNING	0.00	0.00	0.00	3,000.00	2,452.00	3,000.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	3,200.00	2,385.00	3,200.00
7428 FLOWERS	0.00	0.00	0.00	300.00	0.00	300.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	3,787.00	3,380.77	3,787.00
7440 SPRINKLER SYS MAINT	500.00	55.00	445.00	11,000.00	14,180.00	11,000.00
7460 FENCE REPAIRS	0.00	0.00	0.00	320.00	1,052.50	320.00
<b>TOTAL LANDSCAPE MAINT</b>	4,312.00	4,629.00	(317.00)	60,057.00	60,370.31	66,161.00
7526 PEST CONTROL	0.00	0.00	0.00	450.00	730.00	450.00
<b>TOTAL GROUNDS MAINTENANCE</b>	0.00	0.00	0.00	450.00	730.00	450.00
7630 SNOW REMOVAL	0.00	0.00	0.00	10,000.00	10,571.00	13,500.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	1,464.71	0.00
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	0.00	0.00	10,000.00	12,035.71	13,500.00
7715 ASSOCIATION PICNIC	0.00	0.00	0.00	100.00	0.00	100.00
<b>TOTAL OTHER EXPENSES</b>	0.00	0.00	0.00	100.00	0.00	100.00
7810 POOL/SPA CONTRACT	700.00	963.66	(263.66)	5,600.00	4,463.66	5,600.00
7815 POOL SUPPLIES/CHEMIC	0.00	176.80	(176.80)	1,250.00	2,704.62	1,250.00
7820 POOL REPAIRS	0.00	0.00	0.00	500.00	1,852.52	500.00
7831 CLUBHOUSE EXPENSE	100.00	335.00	(235.00)	1,000.00	1,149.67	1,200.00
7832 POOL KEYS	0.00	0.00	0.00	100.00	0.00	100.00
<b>TOTAL REC/FACILITY EXP</b>	800.00	1,475.46	(675.46)	8,450.00	10,170.47	8,650.00
<b>TOTAL EXPENSES</b>	18,029.00	33,959.70	(15,930.70)	209,893.00	216,902.08	253,596.00
<b>NET PROFIT/LOSS</b>	3,079.00	(12,106.85)	(15,185.85)	1,537.00	(2,887.30)	0.00

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	5,284.00	5,284.00	0.00	52,840.00	52,840.00	63,408.00
9350 INTEREST INCOME	6.00	15.98	9.98	60.00	131.07	72.00
<b>TOTAL REVENUE</b>	<b>5,290.00</b>	<b>5,299.98</b>	<b>9.98</b>	<b>52,900.00</b>	<b>52,971.07</b>	<b>63,480.00</b>
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
9520 ASPHALT OVERLAY	0.00	0.00	0.00	5,000.00	3,692.00	5,000.00
9532 LANDSCAPING	0.00	0.00	0.00	10,000.00	7,800.00	10,000.00
9534 TREES	0.00	0.00	0.00	5,000.00	5,668.00	5,000.00
9535 POOL	0.00	0.00	0.00	0.00	7,601.68	0.00
9537 POOL DECKING	0.00	0.00	0.00	0.00	2,400.00	0.00
9540 CONCRETE	0.00	0.00	0.00	10,000.00	10,965.00	10,000.00
9550 RETAINING WALL	0.00	0.00	0.00	5,000.00	0.00	5,000.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>35,000.00</b>	<b>38,126.68</b>	<b>35,000.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>5,290.00</b>	<b>5,299.98</b>	<b>9.98</b>	<b>17,900.00</b>	<b>14,844.39</b>	<b>28,480.00</b>